



MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Sachi A. Hamai, Executive Officer-  
Clerk of the Board of Supervisors  
383 Kenneth Hahn Hall of Administration  
Los Angeles, California 90012

At its meeting held July 31, 2007, the Board took the following action:

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At the time and place regularly set, notice having been duly given, the following item was called up:

De novo hearing on Conditional Use Permit and Oak Tree Permit Case Nos. 97-178-(3), and Vesting Tentative Tract Map Case No. 52419-(3), and Draft Environmental Impact Report, to ensure compliance with the requirements of hillside management, density-controlled development, planned residential development within the Residential Planned Development (RPD) zone, development within a Significant Ecological Area ("SEA"), and on site transport and grading within the Santa Monica Mountains North Area Community Standards District; to authorize the removal of 21 oak trees, including two heritage oaks; and encroachment into the protected zone of 11 oak trees, including three heritage oaks; and to create 66 single-family lots, five open space lots, six landscape lots and two public facility lots on 320.3 gross acres located east and west of Kanan Rd., and Cornell Rd., in the unincorporated Santa Monica Mountains, south of the City of Agoura Hills, Malibu Zoned District, applied for by Halladay & Mim Mack, Inc. on behalf of the Sage Community Group, as further described in the attached letter dated July 25, 2007 from the Director of Planning.  
(Appeal from Regional Planning Commission's denial)

All persons wishing to testify were sworn in by the Executive Officer of the Board. Susan Tae and Paul McCarthy, representing the Department of Regional Planning testified. Opportunity was given for interested persons to address the Board. Steve Weston, representing Sage Community Group, James Wrigley, Steve Hess, Mary Wiesbrock, and others addressed the Board. Written correspondence was presented and a presentation was made.

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Supervisor Yaroslavsky made the following statement:

“The Triangle Ranch development that is before the Board of Supervisors today is a vastly better project than the one that was initially proposed nearly a decade ago. The Plan that is before us today is less than half the size of the initial proposal, and represents a development plan that is respectful of the Santa Monica Mountains and compliant with the North Area Plan. Since the hearing last March, the developers took this Board’s comments seriously and modified their project to fully protect all the sensitive species on the property, eliminate all retaining walls along scenic corridors, protect riparian habitat and water quality, maintain the rural aesthetic of the Santa Monica Mountains through the use of rural road standards, preserve significant natural landforms, reduce grading by nearly 85,000 cubic yards, and develop landscape and design standards to ensure that this site will blend in with the neighboring community.

“I appreciate the work that many members of the community have put into transforming this development proposal into one that will protect the Santa Monica Mountains and uphold the County’s commitment to the North Area Plan. I also want to be clear that I have heard the sentiments expressed by some of the neighbors who oppose development on this site, and I understand that some of them may disagree with a decision to approve this development. However, I am also confident that, overtime, fears of an out-of-place development will ultimately prove to be unfounded because the revised project has been truly informed and substantively transformed by an honest environmental review process and productive input from the community.

“In fact, Triangle Ranch will take extraordinary steps to mitigate impacts inherent to any development in the Santa Monica Mountains and will be among the most environmentally responsible housing developments anywhere in this sensitive region. With a few important modifications that I will discuss shortly, the Board of Supervisors has a unique opportunity to approve this environmentally responsible development and thereby:

- Preserve in perpetuity, as open space, nearly 300 acres - over 90% - of the Triangle Ranch property;

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- Protect 100% of the sensitive and endangered species on the property, including the Lyons pentachaeta and Santa Monica Mountains dudleya;
- Incorporate innovative fuel modification standards that will protect valuable riparian and wildlife habitat while also providing defensible space for fire fighters;
- Dedicate ongoing funding for the scientific study and habitat maintenance of Lyons pentachaeta;
- Give resources to public agencies to build and maintain important linkages within the regional trails network in the Santa Monica Mountains National Recreation Area, including a missing link of the Simi-to-the-Sea multi-use trail;
- Donate 287 acres of open space to public park agencies along with funding for habitat restoration and property maintenance;
- Cluster development on the flattest and most disturbed portions of the site and permanently protect the most sensitive portions of the property;
- Ensure that the development will be highly compatible with the surrounding environment through the use of carefully crafted landscape, architecture, and lighting requirements; and,
- Incorporate critical water quality protection mechanisms.”

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Therefore, on motion of Supervisor Yaroslavsky, seconded by Supervisor Knabe, unanimously carried, the Board closed the hearing and took the following actions:

1. Found that the Final Environmental Impact Report (FEIR) has been completed in compliance with the California Environmental Quality Act (CEQA), has been reviewed and considered by the Board, and reflects the independent judgment of the Board; and certified the Final Environmental Impact Report;
2. Approved and adopted the Environmental Findings of Fact, Statement of Overriding Considerations and the Mitigation Monitoring Program prepared for the project;
3. Indicated its intent to approve Conditional Use Permit and Oak Tree Permit Case Nos. 97-178-(3), and Vesting Tentative Tract Map Case No. 52419-(3); and
4. Instructed County Counsel to prepare the necessary findings and conditions, including the following additional conditions and modifications, for final approval:
  - Incorporate the changes to the design and landscaping standards recommended by Planning staff;
  - Prior to clearance of the landscape plan by the County, require the Director of Planning to seek public input regarding the consistency of that landscape plan with the adopted landscape guidelines as well as the goal of preserving sight-lines of Lady Face Mountain;

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- In addition to the existing requirements contained in the Landscape Guidelines, require that only locally native species be planted within privately owned yards wherever that landscaping would be visible from any public roadway or existing community;
- Clarify that, prior to recordation of the tract map, the applicant shall offer to dedicate all of the 287 acres of dedicated open space lots to an acceptable public entity while retaining any necessary easements to allow for County Fire Department-mandated brush clearance;
- Require at least 20% of the homes to be limited to one-story only and require that they be strategically placed at locations throughout the project so as to maintain key view corridors, as approved by the Director of Regional Planning;
- Ensure that adjacent homes use different architectural styles and provide a minimum of 12 different combinations of architectural styles and floor plans so as to emphasize the variation between homes and create the look and feel of a community that developed over time;
- Provide a completion bond to ensure that the project is restored to its natural state if construction is begun and then abandoned prior to completion of the project;
- In order to protect wildlife corridors, restrict the use of anti-coagulant rodenticides;
- Prior to recordation of any final tract/unit map, require the applicant to record a flexible trail easement across all open space and landscape lots in the project in order to facilitate the planning, construction and use of the Simi-to-the-Sea Trail network and, prior to the issuance of any certificates of occupancy, provide a minimum of \$185,000 to the County Department of Parks and Recreation in order to plan and construct that trail; and

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- As deemed feasible by the Director of Regional Planning immediately prior to recordation of the final map(s), achieve certification by the United States Green Building Council under their LEED for Homes green building rating system.

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#### Attachments

#### Copies distributed:

Each Supervisor  
County Counsel  
Director of Planning  
Director of Public Works  
Sage Community Group  
James Wrigley  
Steve Hess  
Mary Wiesbrock